

Exhibit A
Invoices



INVOICE

Invoice Date: June 4, 2025
Invoice Number: CINV-17423
Terms: Due Upon Receipt

TO: Buddy's Home Furnishings
Franchise Group, Inc.
109 Innovation Court, Suite J
Delaware, OH 43015

ATTENTION: Tiffany McMillan-McWaters

EMAIL: tmcwaters@franchisegrp.com

RE: Lease Restructure

Store ID	City, State	Total Value Secured	Base Lease Restructuring Fee	Restructured Lease Savings Fee	Term Extended Lease Fee	Term Shortened Lease Fee	Total Due to Hilco Real Estate
3	Orlando, FL	\$252,183	\$1,000	\$929	Waived	\$5,898	\$7,827
15	Lakeland, FL	\$32,428	\$1,000	\$890	\$5,413	\$0	\$7,303
20	Gainesville, FL	\$47,256	\$1,000	\$2,008	\$6,773	\$0	\$9,781
24	Kissimmee, FL	\$42,173	\$1,000	\$1,792	\$4,206	\$0	\$6,998
34	Deland, FL	\$93,017	\$1,000	\$3,953	\$5,490	\$0	\$10,443
47	Titusville, FL	\$0	\$1,000	\$0	\$3,894	\$0	\$4,894
50	Spring Hill, FL	\$29,764	\$1,000	\$1,265	\$4,772	\$0	\$7,037
1023	Victoria, TX	\$31,932	\$1,000	\$1,357	\$3,972	\$0	\$6,329
1025	Beeville, TX	\$171,549	\$1,000	\$7,291	\$5,127	\$0	\$13,418
Total Due to Hilco Real Estate, LLC							\$74,030

TOTAL DUE TO HILCO REAL ESTATE, LLC	\$74,030
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BUDDY'S - HILCO DEAL SHEET

Date Submitted	4/8/2025
Store ID	3
City, State	Orlando, FL
SQFT	4,840
4-Wall EBITDA Contribution (NOV YTD)	(\$22,765)
Go-Forward Contribution	(\$13,425)
Landlord Contact	Mike Heith
Landlord Email	mgheith@bellsouth.net
HILCO Dealmaker	Adam Humerick

CURRENT PERIOD			Contractual Structure				Renegotiated Structure						
Time Period			Base Rent PSF	Base Rent / Month	NNNs / Month	Gross Rent / Month	Base Rent PSF	Base Rent / Month	NNNs / Month	Gross Rent / Month	Savings / Month	Contractual Rent Total	Renegotiated Rent Total
Beginning	Time Period End	Term (Months)											
5/1/2025	7/31/2027	27	\$15.93	\$6,425.00	\$1,438.45	\$7,863.45	\$14.00	\$5,646.67	\$1,438.45	\$7,085.12	\$778	\$212,313	\$191,298
		27										\$212,313	\$191,298
													\$21,015
OPTION PERIOD #1			Contractual Structure				Renegotiated Structure						
Time Period			Base Rent PSF	Base Rent / Month	NNNs / Month	Gross Rent / Month	Base Rent PSF	Base Rent / Month	NNNs / Month	Gross Rent / Month	Savings / Month	Contractual Rent Total	Renegotiated Rent Total
Beginning	Time Period End	Term (Months)											
8/1/2027	7/31/2029	24	\$15.93	\$6,425.00	\$1,438.45	\$7,863.45	\$15.40	\$6,211.33	\$1,438.45	\$7,649.78	\$214	\$188,723	\$183,595
8/1/2029	7/31/2032	36	\$17.52	\$7,067.50	\$1,438.45	\$8,505.95	\$15.40	\$6,211.33	\$1,438.45	\$7,649.78	\$856	\$306,214	\$275,392
		60										\$494,937	\$458,987
													\$35,950
OPTION PERIOD #2			Contractual Structure				Renegotiated Structure						
Time Period			Base Rent PSF	Base Rent / Month	NNNs / Month	Gross Rent / Month	Base Rent PSF	Base Rent / Month	NNNs / Month	Gross Rent / Month	Savings / Month	Contractual Rent Total	Renegotiated Rent Total
Beginning	Time Period End	Term (Months)											
8/1/2032	7/31/2034	24	\$17.52	\$7,067.50		\$8,505.95	\$16.94	\$6,832.47	\$1,438.45	\$8,270.92	\$235	\$204,143	\$198,502
8/1/2034	7/31/2037	36	-	New Lease Term	New Lease Term	-	\$16.94	\$6,832.47	\$1,438.45	\$8,270.92	N/A	N/A	\$297,753
		60										\$204,143	\$496,255
													\$5,641

Effective Date	5/1/2025
Contractual Expiration Date	7/31/2029
Renegotiated Expiration Date	7/31/2027
Total Months Contractual	51
Total Months Renegotiated	27
Total Additional Term (Months)	-24 (CURRENT PERIOD)
Total Contractual Rent Owed	\$212,313
Total Renegotiated Rent Owed	\$191,298
Net % Base Rent Reduction	12.11%
Net % Gross Rent Reduction	9.90%
TOTAL RENT REDUCTION SAVINGS	\$21,015 (CURRENT PERIOD)
TOTAL TERM SHORTENED SAVINGS	\$188,723
TOTAL SAVINGS AGAINST OPTION PERIODS	\$41,591 (OPTION PERIODS)
CURE WAIVER	\$854

TOTAL VALUE SECURED \$252,183

Base Lease Restructuring Fee	\$1,000
Restructured Lease Savings Fee	\$929
Term Extended Lease Fee	WAIVED
Term Shortened Lease Fee	\$5,898
Total Hilco Fee	\$7,827

Annualized Rent Reduction Savings Current Period	
2025	\$6,226.67
2026	\$9,340.00
2027	\$5,448.33

Annualized Rent Reduction Savings Option Period #1	
2027	\$1,068.33
2028	\$2,564.00
2029	\$5,776.50
2030	\$10,274.00
2031	\$10,274.00
2032	\$5,993.17

Annualized Rent Reduction Savings Option Period #2	
2032	\$1,175.17
2033	\$2,820.40
2034	\$1,645.23
2035	\$0.00
2036	\$0.00
2037	\$0.00

DEAL TERMS

- The term of the lease shall be shortened twenty-four (24) months to expire on 7/31/27.
- Half of all pre-petition rent and cure amounts shall be waived (\$1,708.78).
- Effective 5/1/25 - 7/31/27, annual Base Rent shall be equal to \$67,760.00/year.
- Tenant shall retain their existing 5-year option, and shall gain an additional 5-year Option to renew the lease following 7/31/27. Each Option shall commence at a 10% increase in Base Rent.
- Option Period 1: Effective 8/1/27 - 7/31/32, annual Base Rent shall be equal to \$74,536.00/year.
- Option Period 2: Effective 8/1/32 - 7/31/37, annual Base Rent shall be equal to \$81,989.60/year.
- All other lease terms remain unchanged.


BUDDY'S - HILCO DEAL SHEET

Date Submitted	3/12/2025
Store ID	15
City, State	Lakeland, FL
SQFT	6,000
4-Wall EBITDA Contribution (NOV YTD)	\$239,158
Go-Forward Contribution	\$243,618
Landlord Contact	Brian Raznick
Landlord Email	braznick@taftlaw.com
HILCO Dealmaker	Todd Eyler

CURRENT PERIOD			Contractual Structure				Renegotiated Structure				Contractual Rent			Renegotiated Rent Total		Total Savings
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	NNNs / Month	Gross Rent / Month	Base Rent PSF	Base Rent / Month	NNNs / Month	Gross Rent / Month	Savings / Month	Total				
6/1/2025	6/30/2025	1	\$8.92	\$4,460.00	\$2,757.41	\$7,217.41	\$0.00	\$0.00	\$2,757.41	\$2,757.41	\$4,460	\$7,217	\$2,757		\$4,460	
7/1/2025	10/31/2025	4	\$8.92	\$4,460.00	\$2,757.41	\$7,217.41	\$8.92	\$4,460.00	\$2,757.41	\$7,217.41	\$0	\$28,870	\$28,870		\$0	
11/1/2025	10/31/2026	12	\$9.10	\$4,549.20	\$2,757.41	\$7,306.61	\$8.92	\$4,460.00	\$2,757.41	\$7,217.41	\$89	\$87,679	\$86,609		\$1,070	
11/1/2026	10/31/2027	12	\$9.28	\$4,640.18	\$2,757.41	\$7,397.59	\$8.92	\$4,460.00	\$2,757.41	\$7,217.41	\$180	\$88,771	\$86,609		\$2,162	
11/1/2027	10/31/2028	12	\$9.47	\$4,732.99	\$2,757.41	\$7,490.40	\$8.92	\$4,460.00	\$2,757.41	\$7,217.41	\$273	\$89,885	\$86,609		\$3,276	
11/1/2028	10/31/2029	12	\$9.66	\$4,827.65	\$2,757.41	\$7,585.06	\$8.92	\$4,460.00	\$2,757.41	\$7,217.41	\$368	\$91,021	\$86,609		\$4,412	
11/1/2029	10/31/2030	12	\$9.85	\$4,924.20	\$2,757.41	\$7,681.61	\$8.92	\$4,460.00	\$2,757.41	\$7,217.41	\$464	\$92,179	\$86,609		\$5,570	
		65										\$485,622	\$464,672		\$20,951	

OPTION PERIOD #1			Contractual Structure				Renegotiated Structure				Contractual Rent			Renegotiated Rent Total		Total Savings
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	NNNs / Month	Gross Rent / Month	Base Rent PSF	Base Rent / Month	NNNs / Month	Gross Rent / Month	Savings / Month	Total				
11/1/2030	10/31/2031	12	\$10.05	\$5,022.68	\$2,757.41	\$7,780.09	\$9.10	\$4,549.20	\$2,757.41	\$7,306.61	\$473	\$93,361	\$87,679		\$5,682	
11/1/2031	10/31/2032	12	\$10.25	\$5,123.14	\$2,757.41	\$7,880.55	\$9.28	\$4,640.18	\$2,757.41	\$7,397.59	\$483	\$94,567	\$88,771		\$5,795	
11/1/2032	10/31/2033	12	-	New Lease Term	New Lease Term	-	\$9.47	\$4,732.99	\$2,757.41	\$7,490.40	N/A	N/A	\$89,885		N/A	
11/1/2033	10/31/2034	12	-	New Lease Term	New Lease Term	-	\$9.66	\$4,827.65	\$2,757.41	\$7,585.06	N/A	N/A	\$91,021		N/A	
11/1/2034	10/31/2035	12	-	New Lease Term	New Lease Term	-	\$9.85	\$4,924.20	\$2,757.41	\$7,681.61	N/A	N/A	\$92,179		N/A	
		60										\$187,928	\$449,535		\$11,477	

Effective Date	6/1/2025
Contractual Expiration Date	10/31/2027
Renegotiated Expiration Date	10/31/2030
Total Months Contractual	29
Total Months Renegotiated	65
Total Additional Term (Months)	36

(CURRENT PERIOD)

Total Contractual Rent Owed	\$485,622
Total Renegotiated Rent Owed	\$464,672
Net % Base Rent Reduction	6.84%
Net % Gross Rent Reduction	4.31%
TOTAL RENT REDUCTION SAVINGS	\$20,951
TOTAL SAVINGS AGAINST OPTION PERIODS	\$11,477

(CURRENT PERIOD)
(OPTION PERIODS)

TOTAL VALUE SECURED
\$32,428

Base Lease Restructuring Fee	\$1,000
Restructured Lease Savings Fee	\$890
Term Extended Lease Fee	\$5,413
Term Shortened Lease Fee	\$0
Total Hilco Fee	\$7,303

Annualized Rent Reduction Savings
Current Period

2025	\$4,638.40
2026	\$1,252.37
2027	\$2,347.82
2028	\$3,465.17
2029	\$4,604.88
2030	\$4,642.00

Annualized Rent Reduction Savings
Option Period #1

2030	\$946.97
2031	\$5,700.75
2032	\$4,829.54
2033	\$0.00
2034	\$0.00
2035	\$0.00

DEAL TERMS

- The term of the lease shall be extended thirty-six (36) months to expire on 10/31/30.
- All pre-petition rent and cure amounts shall be waived (if any).
- Tenant shall receive one month of base rent abatement upon emergence from bankruptcy.
- Effective 7/1/25 - 10/31/30, annual Base Rent shall be equal to \$53,520.00/year.
- Tenant shall retain their existing 5-year option to renew the lease following 10/31/30. The Option terms shall remain pursuant to the current lease.
- Option Period 1: Effective 11/1/30 - 10/31/31, annual Base Rent shall be equal to \$54,590.40/year, with 2% increases in Base Rent every 11/1 thereafter until expiration.
- All other lease terms remain unchanged.

*NOTE: Emergence from bankruptcy is assumed to be on 6/1/25.



BUDDY'S - HILCO DEAL SHEET

Date Submitted	3/11/2025
Store ID	20
City, State	Gainesville, FL
SQFT	7,160
4-Wall EBITDA Contribution (NOV YTD)	\$85,753
Go-Forward Contribution	\$98,641
Landlord Contact	Allison Schreck
Landlord Email	ASchreck@essentialgroth.com
HILCO Dealmaker	Todd Eyster

CURRENT PERIOD		Contractual Structure					Renegotiated Structure							
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	NNNs / Month	Gross Rent / Month	Base Rent PSF	Base Rent / Month	NNNs / Month	Gross Rent / Month	Savings / Month	Contractual Rent Total	Renegotiated Rent Total	Total Savings
6/1/2025	1/31/2029	44	\$8.80	\$5,250.67	\$3,779.52	\$9,030.19	\$7.00	\$4,176.67	\$3,779.52	\$7,956.19	\$1,074	\$397,328	\$350,072	\$47,256
		44										\$397,328	\$350,072	\$47,256

OPTION PERIOD #1		Contractual Structure					Renegotiated Structure							
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	NNNs / Month	Gross Rent / Month	Base Rent PSF	Base Rent / Month	NNNs / Month	Gross Rent / Month	Savings / Month	Contractual Rent Total	Renegotiated Rent Total	Total Savings
2/1/2029	1/31/2034	60	-	New Lease Term	New Lease Term	-	\$9.65	\$5,757.83	\$3,779.52	\$9,537.35	N/A	N/A	\$572,241	N/A
		60										\$0	\$572,241	\$0

Effective Date	6/1/2025
Contractual Expiration Date	1/31/2029
Renegotiated Expiration Date	1/31/2029
Total Months Contractual	44
Total Months Renegotiated	44
Total Additional Term (Months)	0 (CURRENT PERIOD)

Total Contractual Rent Owed	\$397,328
Total Renegotiated Rent Owed	\$350,072
Net % Base Rent Reduction	20.45%
Net % Gross Rent Reduction	11.89%
TOTAL RENT REDUCTION SAVINGS	\$47,256 (CURRENT PERIOD)
TOTAL SAVINGS AGAINST OPTION PERIODS	\$0 (OPTION PERIODS)

TOTAL VALUE SECURED	\$47,256
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Annualized Rent Reduction Savings Current Period		Annualized Rent Reduction Savings Option Period #1	
2025	\$7,518.02	2029	\$0.00
2026	\$12,888.04	2030	\$0.00
2027	\$12,888.04	2031	\$0.00
2028	\$12,888.04	2032	\$0.00
2029	\$1,074.00	2033	\$0.00
		2034	\$0.00

Base Lease Restructuring Fee	\$1,000
Restructured Lease Savings Fee	\$2,008
Term Extended Lease Fee	\$6,773
Term Shortened Lease Fee	\$0
Total Hilco Fee	\$9,781

DEAL TERMS	<ul style="list-style-type: none"> - The term of the lease shall remain unchanged (expires 1/31/29). - All pre-petition rent and cure amounts shall be waived (\$600), landlord is ok with this as long as the balance does not increase. - Effective 6/1/25 - 1/31/29, annual Base Rent shall be equal to \$50,120.00/year. - Tenant shall receive one, 5-year option to renew the lease following 1/31/29. - Option Period 1: Effective 2/1/29 - 1/31/34, annual Base Rent shall be equal to \$69,094.00/year. - All other lease terms remain unchanged.
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BUDDY'S - HILCO DEAL SHEET

Date Submitted	3/6/2025
Store ID	24
City, State	Kissimmee, FL
SQFT	4,000
4-Wall EBITDA Contribution (NOV YTD)	\$211,684
Go-Forward Contribution	\$219,070
Landlord Contact	Carmen Cuello
Landlord Email	ccuello@earthlink.net
HILCO Dealmaker	Adam Humerick

CURRENT PERIOD				Contractual Structure				Renegotiated Structure							
Time Period															
Beginning	Time Period End	Term (Months)		Base Rent PSF	Base Rent / Month	NNNs / Month	Gross Rent / Month	Base Rent PSF	Base Rent / Month	NNNs / Month	Gross Rent / Month	Savings / Month	Contractual Rent Total	Renegotiated Rent Total	Total Savings
4/1/2025	6/30/2025	3		\$13.00	\$4,333.33	\$1,274.64	\$5,607.97	\$11.50	\$3,833.33	\$1,274.64	\$5,107.97	\$500	\$16,824	\$15,324	\$1,500
7/1/2025	6/30/2027	24		\$13.52	\$4,506.67	\$1,274.64	\$5,781.31	\$11.50	\$3,833.33	\$1,274.64	\$5,107.97	\$673	\$138,751	\$122,591	\$16,160
7/1/2027	6/30/2028	12		\$14.06	\$4,686.67	\$1,274.64	\$5,961.31	\$11.85	\$3,948.33	\$1,274.64	\$5,222.97	\$738	\$71,536	\$62,676	\$8,860
7/1/2028	6/30/2029	12		\$14.06	\$4,686.67	\$1,274.64	\$5,961.31	\$12.20	\$4,066.78	\$1,274.64	\$5,341.42	\$620	\$71,536	\$64,097	\$7,439
7/1/2029	6/30/2030	12		\$14.62	\$4,873.33	\$1,274.64	\$6,147.97	\$12.57	\$4,188.79	\$1,274.64	\$5,463.43	\$685	\$73,776	\$65,561	\$8,215
		63											\$372,422	\$330,249	\$42,173

OPTION PERIOD #1				Contractual Structure				Renegotiated Structure							
Time Period															
Beginning	Time Period End	Term (Months)		Base Rent PSF	Base Rent / Month	NNNs / Month	Gross Rent / Month	Base Rent PSF	Base Rent / Month	NNNs / Month	Gross Rent / Month	Savings / Month	Contractual Rent Total	Renegotiated Rent Total	Total Savings
7/1/2030	6/30/2031	12		-	New Lease Term	New Lease Term	-	\$12.94	\$4,314.45	\$1,274.64	\$5,589.09	N/A	N/A	\$67,069	N/A
7/1/2031	6/30/2032	12		-	New Lease Term	New Lease Term	-	\$13.33	\$4,443.88	\$1,274.64	\$5,718.52	N/A	N/A	\$68,622	N/A
7/1/2032	6/30/2033	12		-	New Lease Term	New Lease Term	-	\$13.73	\$4,577.20	\$1,274.64	\$5,851.84	N/A	N/A	\$70,222	N/A
7/1/2033	6/30/2034	12		-	New Lease Term	New Lease Term	-	\$14.14	\$4,714.52	\$1,274.64	\$5,989.16	N/A	N/A	\$71,870	N/A
7/1/2034	6/30/2035	12		-	New Lease Term	New Lease Term	-	\$14.57	\$4,855.95	\$1,274.64	\$6,130.59	N/A	N/A	\$73,567	N/A
		60											\$0	\$351,350	\$0

OPTION PERIOD #2				Contractual Structure				Renegotiated Structure							
Time Period															
Beginning	Time Period End	Term (Months)		Base Rent PSF	Base Rent / Month	NNNs / Month	Gross Rent / Month	Base Rent PSF	Base Rent / Month	NNNs / Month	Gross Rent / Month	Savings / Month	Contractual Rent Total	Renegotiated Rent Total	Total Savings
7/1/2035	6/30/2036	12		-	New Lease Term	New Lease Term	-	\$15.00	\$5,001.63	\$1,274.64	\$6,276.27	N/A	N/A	\$75,315	N/A
7/1/2036	6/30/2037	12		-	New Lease Term	New Lease Term	-	\$15.46	\$5,151.68	\$1,274.64	\$6,426.32	N/A	N/A	\$77,116	N/A
7/1/2037	6/30/2038	12		-	New Lease Term	New Lease Term	-	\$15.92	\$5,306.23	\$1,274.64	\$6,580.87	N/A	N/A	\$78,970	N/A
7/1/2038	6/30/2039	12		-	New Lease Term	New Lease Term	-	\$16.40	\$5,465.42	\$1,274.64	\$6,740.06	N/A	N/A	\$80,881	N/A
7/1/2039	6/30/2040	12		-	New Lease Term	New Lease Term	-	\$16.89	\$5,629.38	\$1,274.64	\$6,904.02	N/A	N/A	\$82,848	N/A
		60											\$0	\$395,130	\$0

Effective Date	4/1/2025
Contractual Expiration Date	6/30/2030
Renegotiated Expiration Date	6/30/2030
Total Months Contractual	63
Total Months Renegotiated	63
Total Additional Term (Months)	0

(CURRENT PERIOD)

Total Contractual Rent Owed	\$372,422
Total Renegotiated Rent Owed	\$330,249
Net % Base Rent Reduction	14.44%
Net % Gross Rent Reduction	11.32%
TOTAL RENT REDUCTION SAVINGS	\$42,173
TOTAL SAVINGS AGAINST OPTION PERIODS	\$0

(CURRENT PERIOD)
(OPTION PERIODS)

TOTAL VALUE SECURED \$42,173

Annualized Rent Reduction Savings Current Period		
2025		\$5,540.01
2026		\$8,080.04
2027		\$8,470.04
2028		\$8,149.34
2029		\$7,826.58
2030		\$4,107.26

Annualized Rent Reduction Savings Option Period #1		
2030		\$0.00
2031		\$0.00
2032		\$0.00
2033		\$0.00
2034		\$0.00
2035		\$0.00

Annualized Rent Reduction Savings Option Period #2		
2035		\$0.00
2036		\$0.00
2037		\$0.00
2038		\$0.00
2039		\$0.00
2040		\$0.00

Base Lease Restructuring Fee	\$1,000
Restructured Lease Savings Fee	\$1,792
Term Extended Lease Fee	\$4,206
Term Shortened Lease Fee	\$0
Total Hilco Fee	\$6,998

DEAL TERMS

- The term of the lease shall remain unchanged (expires 6/30/30).
- All pre-petition rent and cure amounts shall be waived (if any).
- Effective 4/1/25 - 6/30/27, annual Base Rent shall be equal to \$46,000.00/year, with 3% increases in Base Rent every 7/1 thereafter through expiration.
- Tenant shall receive 2x5-year options to renew the lease following 6/30/30.
- Option Period 1: Effective 7/1/30 - 6/30/31, annual Base Rent shall be equal to \$51,773.41/year, with 3% increases in Base Rent every 7/1 thereafter through expiration.
- Option Period 2: Effective 7/1/35 - 6/30/36, annual Base Rent shall be equal to \$60,019.57/year, with 3% increases in Base Rent every 7/1 thereafter through expiration.
- All other lease terms remain unchanged.

Date Submitted	3/28/2025
Store ID	34
City, State	Deland, FL
SQFT	4,200
4-Wall EBITDA Contribution (NOV YTD)	\$405,554
Go-Forward Contribution	\$405,554
Landlord Contact	Alton R Brown III
Landlord Email	tbrown@pelicangrp.com
HILCO Dealmaker	Adam Humerick

CURRENT PERIOD			Contractual Structure				Renegotiated Structure							
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	NNNs / Month	Gross Rent / Month	Base Rent PSF	Base Rent / Month	NNNs / Month	Gross Rent / Month	Savings / Month	Contractual Rent Total	Renegotiated Rent Total	Total Savings
11/1/2025	10/31/2030	60	\$17.54	\$6,139.00	\$1,181.08	\$7,320.08	\$14.44	\$5,054.00	\$1,181.08	\$6,235.08	\$1,085	\$439,205	\$374,105	\$65,100
			60									\$439,205	\$374,105	\$65,100
OPTION PERIOD #1														
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	NNNs / Month	Gross Rent / Month	Base Rent PSF	Base Rent / Month	NNNs / Month	Gross Rent / Month	Savings / Month	Contractual Rent Total	Renegotiated Rent Total	Total Savings
11/1/2030	10/31/2035	60	-	New Lease Term	New Lease Term	-	\$16.17	\$5,660.48	\$1,181.08	\$6,841.56	N/A	N/A	\$410,494	N/A
			60									\$0	\$410,494	\$0
OPTION PERIOD #2														
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	NNNs / Month	Gross Rent / Month	Base Rent PSF	Base Rent / Month	NNNs / Month	Gross Rent / Month	Savings / Month	Contractual Rent Total	Renegotiated Rent Total	Total Savings
11/1/2035	10/31/2040	60	-	New Lease Term	New Lease Term	-	\$18.11	\$6,339.74	\$1,181.08	\$7,520.82	N/A	N/A	\$451,249	N/A
			60									\$0	\$451,249	\$0

Effective Date	11/1/2025	
Contractual Expiration Date	10/31/2025	
Renegotiated Expiration Date	10/31/2030	
Total Months Contractual	0	
Total Months Renegotiated	60	
Total Additional Term (Months)	60	(CURRENT PERIOD)
Total Contractual Rent Owed	\$439,205	
Total Renegotiated Rent Owed	\$374,105	
Net % Base Rent Reduction	17.67%	
Net % Gross Rent Reduction	14.82%	
TOTAL RENT REDUCTION SAVINGS	\$65,100	(CURRENT PERIOD)
CURE WAIVER	\$27,917	
TOTAL SAVINGS AGAINST OPTION PERIODS	\$0	(OPTION PERIODS)

TOTAL VALUE SECURED		Annualized Rent Reduction Savings Current Period		Annualized Rent Reduction Savings Option Period #1		Annualized Rent Reduction Savings Option Period #2	
	\$93,017	2025	\$2,170.00	2030	\$0.00	2035	\$0.00
Base Lease Restructuring Fee	\$1,000	2026	\$13,020.00	2031	\$0.00	2036	\$0.00
Restructured Lease Savings Fee	\$3,953	2027	\$13,020.00	2032	\$0.00	2037	\$0.00
Term Extended Lease Fee	\$5,490	2028	\$13,020.00	2033	\$0.00	2038	\$0.00
Term Shortened Lease Fee	\$0	2029	\$13,020.00	2034	\$0.00	2039	\$0.00
<u>Total Hilco Fee</u>	\$10,443	2030	\$10,850.00	2035	\$0.00	2040	\$0.00

- The term of the lease shall be extended sixty (60) months to expire on 10/31/30.

- All pre-petition rent and cure amounts shall be waived (\$27,917.47), so long as all terms of the extension are accepted.

- Effective 11/1/25 - 10/31/30, annual Base Rent shall be equal to \$60,648.00/year.

- Tenant shall retain their existing 5-year option, and shall gain an additional 5-year Option to renew the lease following 10/31/30. Each Option shall commence at a 12% increase in Base Rent.

- Option Period 1: Effective 11/1/30 - 10/31/35, annual Base Rent shall be equal to \$67,925.76/year.

- Option Period 2: Effective 11/1/35 - 10/31/40, annual Base Rent shall be equal to \$76,076.85/year.

- Notwithstanding anything to the contrary contained herein, any amendment and/or extension of the Lease shall not become operative or effective unless or until an order has been entered by the Court authorizing and approving the assumption [AND ASSUMPTION] of the Lease as so amended and extended, that has become final and non-appealable.

- All other lease terms remain unchanged.



BUDDY'S - HILCO DEAL SHEET

Date Submitted	4/25/2025
Store ID	#47
City, State	Titusville, FL
SQFT	4,095
4-Wall EBITDA Contribution (NOV YTD)	\$500,557
Go-Forward Contribution	\$500,557
Landlord Contact	Courtney Smith
Landlord Email	courtney@imrealestate.com
HILCO Dealmaker	Todd Eyer

CURRENT PERIOD		Contractual Structure					Renegotiated Structure							
Time Period														
Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	NNNs / Month	Gross Rent / Month	Base Rent PSF	Base Rent / Month	NNNs / Month	Gross Rent / Month	Savings / Month	Contractual Rent Total	Renegotiated Rent Total	Total Savings
6/1/2025	11/30/2025	6	\$10.89	\$3,716.21	\$1,475.26	\$5,191.47	\$10.89	\$3,716.21	\$1,876.88	\$5,593.09	-\$402	\$31,149	\$33,559	-\$2,410
12/1/2025	11/30/2030	60	\$11.22	\$3,828.83	\$1,475.26	\$5,304.09	\$11.22	\$3,828.83	\$1,876.88	\$5,705.71	-\$402	\$318,245	\$342,342	-\$24,097
		66										\$349,394	\$375,901	(\$26,507)

Effective Date	6/1/2025	
Contractual Expiration Date	11/30/2026	
Renegotiated Expiration Date	11/30/2030	
Total Months Contractual	18	
Total Months Renegotiated	66	
Total Additional Term (Months)	48	(CURRENT PERIOD)
Total Contractual Rent Owed	\$349,394	
Total Renegotiated Rent Owed	\$375,901	
Net % Base Rent Reduction	0.00%	
Net % Gross Rent Reduction	-	
TOTAL RENT REDUCTION SAVINGS	-\$26,507	(CURRENT PERIOD)
TOTAL SAVINGS AGAINST OPTION PERIODS	N/A	(OPTION PERIODS)

TOTAL VALUE SECURED	\$0	Annualized Rent Reduction Savings	
		Current Period	
		2025	\$-2,811.31
Base Lease Restructuring Fee	\$1,000	2026	\$-4,819.38
Restructured Lease Savings Fee	\$0	2027	\$-4,819.38
Term Extended Lease Fee	\$3,894	2028	\$-4,819.38
Term Shortened Lease Fee	\$0	2029	\$-4,819.38
Total Hilco Fee	\$4,894	2030	\$-4,417.77

DEAL TERMS

- The term of the lease shall be extended forty-eight (48) months to expire on 11/30/30.
- All pre-petition rent and cure amounts shall NOT be waived (if any).
- Effective 6/1/25 - 11/30/25, annual Base Rent shall be equal to \$44,594.52/year.
- Effective 12/1/25 - 11/30/30, annual Base Rent shall be equal to \$45,945.96/year.
- NNINs shall be equal to \$5.50 PSF for the remainder of the term.
- All other lease terms remain unchanged.



BUDDY'S - HILCO DEAL SHEET

Date Submitted	2/23/2025
Store ID	50
City, State	Spring Hill, FL
SQFT	5,207
4-Wall EBITDA Contribution (NOV YTD)	\$83,081
Go-Forward Contribution	\$143,255
Landlord Contact	Steve Sokop
Landlord Email	SSokop@flagwharfinc.com
HILCO Dealmaker	Todd Eyster

CURRENT PERIOD		Contractual Structure						Renegotiated Structure							
Time Period		Term (Months)	Base Rent PSF	Base Rent / Month	NNNs / Month	Gross Rent / Month		Base Rent PSF	Base Rent / Month	NNNs / Month	Gross Rent / Month	Savings / Month	Contractual Rent Total	Renegotiated Rent Total	Total Savings
Beginning	Time Period End														
6/1/2025	6/30/2025	1	\$11.56	\$5,014.45	\$1,348.46	\$6,362.91	\$0.00	\$0.00	\$0.00	\$1,348.46	\$1,348.46	\$5,014	\$6,363	\$1,348	\$5,014
7/1/2025	12/31/2029	54	\$11.56	\$5,014.45	\$1,348.46	\$6,362.91	\$10.50	\$4,556.13	\$1,348.46	\$5,904.59		\$458	\$343,597	\$318,848	\$24,750
		55											\$349,960	\$320,196	\$29,764

OPTION PERIOD #1		Contractual Structure						Renegotiated Structure							
Time Period		Term (Months)	Base Rent PSF	Base Rent / Month	NNNs / Month	Gross Rent / Month		Base Rent PSF	Base Rent / Month	NNNs / Month	Gross Rent / Month	Savings / Month	Contractual Rent Total	Renegotiated Rent Total	Total Savings
Beginning	Time Period End														
1/1/2030	12/31/2034	60	-	New Lease Term	New Lease Term	-	\$15.00	\$6,508.75	\$1,348.46	\$7,857.21		N/A	N/A	\$471,433	N/A
		60											\$0	\$471,433	\$0

Effective Date	6/1/2025
Contractual Expiration Date	12/31/2029
Renegotiated Expiration Date	12/31/2029
Total Months Contractual	55
Total Months Renegotiated	55
Total Additional Term (Months)	0 (CURRENT PERIOD)

Total Contractual Rent Owed	\$349,960
Total Renegotiated Rent Owed	\$320,196
Net % Base Rent Reduction	10.79%
Net % Gross Rent Reduction	8.50%
TOTAL RENT REDUCTION SAVINGS	\$29,764 (CURRENT PERIOD)
TOTAL SAVINGS AGAINST OPTION PERIODS	\$0 (OPTION PERIODS)

TOTAL VALUE SECURED		Annualized Rent Reduction Savings Current Period		Annualized Rent Reduction Savings Option Period #1	
	\$29,764	2025	\$7,764.40	2030	\$0.00
Base Lease Restructuring Fee	\$1,000	2026	\$5,499.90	2031	\$0.00
Restructured Lease Savings Fee	\$1,265	2027	\$5,499.90	2032	\$0.00
Term Extended Lease Fee	\$4,772	2028	\$5,499.90	2033	\$0.00
Term Shortened Lease Fee	\$0	2029	\$5,499.90	2034	\$0.00
Total Hilco Fee	\$7,037				

DEAL TERMS	<ul style="list-style-type: none"> - The term of the lease shall remain unchanged (expires 12/31/29). - All pre-petition rent and cure amounts shall be waived (if any). - Tenant shall receive one month of base rent abatement upon emergence from bankruptcy. - Effective 6/1/25 - 12/31/29, annual Base Rent shall be equal to \$54,673.50/year. - Tenant shall receive one, 5-year option to renew the lease following 12/31/29. - Option Period 1: Effective 1/1/30 - 12/31/34, annual Base Rent shall be equal to \$78,105.00/year. - All other lease terms remain unchanged. <p>*NOTE: Emergence from bankruptcy is assumed to be on 6/1/25.</p>
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BUDDY'S - HILCO DEAL SHEET

Date Submitted	3/26/2025
Store ID	1023
City, State	Victoria, TX
SQFT	7,800
4-Wall EBITDA Contribution (NOV YTD)	\$264,424
Go-Forward Contribution	\$314,968
Landlord Contact	John Kirkpatrick
Landlord Email	jwkirk2@gmail.com
HILCO Dealmaker	Todd Eyer

CURRENT PERIOD				Contractual Structure				Renegotiated Structure							
Time Period	Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	NNNs / Month	Gross Rent / Month	Base Rent PSF	Base Rent / Month	NNNs / Month	Gross Rent / Month	Savings / Month	Contractual Rent Total	Renegotiated Rent Total	Total Savings
	6/1/2025	6/30/2025	1	\$6.48	\$4,212.00	\$1,083.46	\$5,295.46	\$0.00	\$0.00	\$1,083.46	\$1,083.46	\$4,212	\$5,295	\$1,083	\$4,212
	7/1/2025	6/30/2030	60	\$6.48	\$4,212.00	\$1,083.46	\$5,295.46	\$5.77	\$3,750.00	\$1,083.46	\$4,833.46	\$462	\$317,728	\$290,008	\$27,720
			61										\$323,023	\$291,091	\$31,932

OPTION PERIOD #1				Contractual Structure				Renegotiated Structure							
Time Period	Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	NNNs / Month	Gross Rent / Month	Base Rent PSF	Base Rent / Month	NNNs / Month	Gross Rent / Month	Savings / Month	Contractual Rent Total	Renegotiated Rent Total	Total Savings
	7/1/2030	6/30/2033	36	-	New Lease Term	New Lease Term	-	\$6.79	\$4,416.67	\$1,083.46	\$5,500.13	N/A	N/A	\$198,005	N/A
			36										\$0	\$198,005	\$0

Effective Date	6/1/2025
Contractual Expiration Date	6/30/2027
Renegotiated Expiration Date	6/30/2030
Total Months Contractual	25
Total Months Renegotiated	61
Total Additional Term (Months)	36

(CURRENT PERIOD)

Total Contractual Rent Owed	\$323,023
Total Renegotiated Rent Owed	\$291,091
Net % Base Rent Reduction	12.43%
Net % Gross Rent Reduction	9.89%
TOTAL RENT REDUCTION SAVINGS	\$31,932
TOTAL SAVINGS AGAINST OPTION PERIODS	\$0

(CURRENT PERIOD)
(OPTION PERIODS)

TOTAL VALUE SECURED		Annualized Rent Reduction Savings Current Period		Annualized Rent Reduction Savings Option Period #1	
	\$31,932	2025	\$6,984.00	2030	\$0.00
Base Lease Restructuring Fee	\$1,000	2026	\$5,544.00	2031	\$0.00
Restructured Lease Savings Fee	\$1,357	2027	\$5,544.00	2032	\$0.00
Term Extended Lease Fee	\$3,972	2028	\$5,544.00	2033	\$0.00
Term Shortened Lease Fee	\$0	2029	\$5,544.00		
Total Hilco Fee	\$6,329	2030	\$2,772.00		

DEAL TERMS

- The term of the lease shall be extended thirty-six (36) months to expire on 6/30/30.
- All pre-petition rent and cure amounts shall be waived (if any).
- Tenant shall receive one month of Base Rent abatement upon emergence from bankruptcy.
- Effective 7/1/25 - 6/30/30, annual Base Rent shall be equal to \$45,000.00/year.
- Tenant shall receive one, 3-year option to renew the lease following 6/30/30.
- Option Period 1: Effective 7/1/30 - 6/30/33, annual Base Rent shall be equal to \$53,000.00/year.
- All other lease terms remain unchanged.

*NOTE: Emergence from bankruptcy is assumed to be 6/1/25.



BUDDY'S - HILCO DEAL SHEET

Date Submitted	4/15/2025
Store ID	1025
City, State	Beeville, TX
SQFT	24,000
4-Wall EBITDA Contribution (NOV YTD)	\$178,983
Go-Forward Contribution	\$204,021
Landlord Contact	Lara Lack
Landlord Email	laralack@gmail.com
HILCO Dealmaker	Adam Humerick

CURRENT PERIOD				Contractual Structure				Renegotiated Structure							
Time Period	Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	NNNs / Month	Gross Rent / Month	Base Rent PSF	Base Rent / Month	NNNs / Month	Gross Rent / Month	Savings / Month	Contractual Rent Total	Renegotiated Rent Total	Total Savings
	5/1/2025	2/28/2029	46	\$3.42	\$6,836.50	\$0.00	\$6,836.50	\$2.38	\$4,750.00	\$0.00	\$4,750.00	\$2,087	\$314,479	\$218,500	\$95,979
	3/1/2029	2/28/2032	36	\$3.42	\$6,836.50	\$0.00	\$6,836.50	\$2.38	\$4,750.00	\$0.00	\$4,750.00	\$2,087	\$246,114	\$171,000	\$75,114
			82										\$560,593	\$389,500	\$171,093

OPTION PERIOD #1				Contractual Structure				Renegotiated Structure							
Time Period	Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	NNNs / Month	Gross Rent / Month	Base Rent PSF	Base Rent / Month	NNNs / Month	Gross Rent / Month	Savings / Month	Contractual Rent Total	Renegotiated Rent Total	Total Savings
	3/1/2032	2/28/2037	60	-	New Lease Term	New Lease Term	-	\$2.61	\$5,225.00	\$0.00	\$5,225.00	N/A	N/A	\$313,500	N/A
			60										\$0	\$313,500	\$0

Effective Date	5/1/2025
Contractual Expiration Date	2/28/2029
Renegotiated Expiration Date	2/28/2032
Total Months Contractual	46
Total Months Renegotiated	82
Total Additional Term (Months)	36 (CURRENT PERIOD)
Total Contractual Rent Owed	\$560,593
Total Renegotiated Rent Owed	\$389,500
Net % Base Rent Reduction	30.52%
Net % Gross Rent Reduction	30.52%
TOTAL RENT REDUCTION SAVINGS	\$171,093 (CURRENT PERIOD)
TOTAL SAVINGS AGAINST OPTION PERIODS	\$0 (OPTION PERIODS)
CURE WAIVER	\$456

TOTAL VALUE SECURED **\$171,549**

Base Lease Restructuring Fee	\$1,000
Restructured Lease Savings Fee	\$7,291
Term Extended Lease Fee	\$5,127
Term Shortened Lease Fee	\$0
Total Hilco Fee	\$13,418

Annualized Rent Reduction Savings
Current Period

2025	\$16,692.00
2026	\$25,038.00
2027	\$25,038.00
2028	\$25,038.00
2029	\$25,038.00
2030	\$25,038.00
2031	\$25,038.00
2032	\$4,173.00

Annualized Rent Reduction Savings
Option Period #1

2032	\$0.00
2033	\$0.00
2034	\$0.00
2035	\$0.00
2036	\$0.00
2037	\$0.00

DEAL TERMS

- The term of the lease shall be extended thirty-six (36) months to expire on 2/29/32.
- All pre-petition rent and cure amounts shall be waived (\$455.77).
- Effective 5/1/25 - 2/29/32, annual Base Rent shall be equal to \$57,000.00/year.
- Tenant shall receive one, 5-year option to renew the lease following 2/29/32. The Option shall commence at a 10% increase in Base Rent.
- Option Period 1: Effective 3/1/32 - 2/28/37, annual Base Rent shall be equal to \$62,700.00/year.
- Tenant shall remain responsible for the HVAC replacement and repair going forward.
- The tenant's 9-month termination clause shall be removed.
- All other lease terms remain unchanged.